

7.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

CEQA Guidelines §15128 requires that an EIR contain a brief statement disclosing the reasons why various possible significant effects of a proposed project were found not to be significant and, therefore, would not be discussed in detail in the EIR. The environmental issues not expected to have a significant impact as a result of the proposed project are Agricultural Resources, Mineral Resources, Population/Housing, and Recreation.

7.1 Agriculture Resources

The project site is currently not used for farming and is zoned Industrial Rail Served (IR) and Industrial (IND). The project site was annexed into City of Calexico in 2001 as the Calexico International Center. The project site was converted from agriculture use to future urban development by that annexation action. As discussed in the Calexico International Center EIR, the loss of 231.8 acres of prime agricultural land located within the City of Calexico's Sphere of Influence would not be significant, because it represents a *de minimus* change in the amount of agricultural lands within Imperial County, given the existence of more than 554,000 acres of farmland there (City of Calexico, 2001). In addition, the decision to convert these lands to urban development was made in the County's General Plan and Sphere of Influence (City of Calexico, 2001). Furthermore, the project site is not under a Williamson Act contract and is not designated for agricultural use.

As discussed in the Previous EIR, off-site agriculture uses continue to the north, west, and east of the project site. Such uses could cause inconveniences or nuisances to the proposed project. However, such nuisances are expected to be no more than occasional and minor (City of Calexico, 2001). In addition, if there are complaints, the Imperial County has a Right-to-Farm Ordinance (Ordinance 1031(1990)) that also serves to protect pre-existing agricultural uses from such pressures. Furthermore, the proposed project does not include any sensitive receptor uses (e.g., residential units, schools, etc.) that would be more susceptible to the inconveniences and nuisances of the agriculture use. In addition, none of the land uses proposed by the project will be occupied an individual 24-hours per day 7 days a week like a residential use would. Therefore, implementation of the proposed project would not have a significant impact on agricultural resources.

7.2 Mineral Resources

The project site does not contain mapped mineral resources, nor are there known mineral resources within the project site. Therefore, implementation of the proposed project would result in a significant impact to mineral resources.

7.3 Population/Housing

The proposed project would result in the development of commercial highway uses and a casino resort complex/hotel, which will increase local employment opportunities. As discussed in the previous EIR, "in-migration" is when new workers, who had previously lived and worked outside the region, move to a location that is closer to their new place of employment. This phenomenon is not anticipated to occur because the unemployment rate in Calexico is already high, which indicates that most of the people who would work at the proposed project site already live within the area. Therefore, the proposed project would not alter the growth rate of the human population planned for the area.

Furthermore, the project site is currently vacant. No existing residences would be displaced and no replacement housing is necessary for the development of the proposed project. Therefore, implementation of the proposed project would not result in a significant impact to housing/population.

7.4 Recreation

The proposed project would result in the development of commercial highway uses and a casino resort complex/hotel. No residential uses are proposed under the proposed project. As such, inclusion of parkland into the development is not required. Such uses may be included in the development of the proposed project with the use of the detention basins as fields for occasional recreation use. However, the use of the detention basins would not have an adverse physical effect on the environment. Therefore, a less than significant impact is identified for the issue areas identified in State Guidelines, Appendix G, items XIV(a) and XIV(b) for recreation. Furthermore, the project site does not currently contain any recreation areas or parks and will not result in the removal of recreational facilities. Therefore, implementation of the proposed project would not have a significant impact on existing recreational facilities in the community.